

**Liquidation analysis from Spot on Content, LLC**

<b>Item</b>	<b>Amount</b>	<b>Notes</b>
Property value: \$25,700,000.00		Per Cushman & Wakefield appraisal
Secured claim of LV Atlanta, LLC	\$12,500,000.00	Per Debtor's Schedules; LV's Proof of Claim
Secured claim of TP Krog, LLC	\$3,300,000.00	The amount owing to Tyler Perry's entity per Plan of Reorganization of Good Deed 317 at p. 15. Note, \$300,000 of that amount is subject to challenge as not properly secured as the security deed was recorded within 90 days before the bankruptcy.
Property tax claims	\$421,424.70	This amount is from the Plan of Reorganization of Good Deed 317 at p. 11
Unsecured creditors (excluding convenience class)	\$1,737,647.67	This amount is from p. 13 of Plan of Reorganization of Areu Studios LLC.
Unsecured creditors in convenience class	\$22,625.00	This amount is from p. 14 of the Plan of Reorganization of Areu Studios LLC.
Equity interests - value per Plan	\$3,821,228.30	This amount is from p. 15 of Plan of Reorganization of Areu Studios LLC. This includes Areu Family Ventures, LLC interest at \$1,948,826.43, and Areu Bros., LLC interest at \$611,396.53.
Unsecured insider claim of Good Deed 317, LLC	\$1,676,442.00	This is per p. 16 of Plan of Reorganization of Areu Studios LLC. (No verification / proof of this amount has been submitted).
Unsecured insider claim of Ozzie Areu	\$703,287.00	This is per p. 16 of Plan of Reorganization of Areu Studios LLC. (No verification / proof of this amount has been submitted).
Attorney's fees of Jones & Walden	\$125,000.00	This is an estimated amount. \$43,745.50 was disclosed as a retainer amount and would reduce fees by that amount; we do not have documentation of actual fees.
Commission on sale of property	\$771,000.00	This assumes a 3.0% commission on \$25,700,000 gross sale price.
<b>TOTAL DEBTS &amp; EQUITY VALUE PER DEBTORS and NOTES</b>	<b>\$25,078,654.67</b>	
Amount of additional value	\$621,345.33	This amount represents value potentially available to equity holders after satisfaction of all other claims, beyond the payments provided for equity holders in the Plan of Reorganization